

Panel on Housing

List of outstanding items for discussion
(position as at 2 December 2004)

**Proposed timing for
discussion**

1. General Rent Allowance Scheme

The subject was proposed by the Administration in the previous term.

January 2005

2. Public consultation on policy on public housing rent

The subject was proposed by the Administration.

February 2005

3. Review of income and asset limits for Waiting List applicants

The subject was proposed by the Administration.

February/March 2005

The subject was discussed at the meetings on 1 and 8 March 2004 in the 2003-04 session.

4. Disposal of surplus Home Ownership Scheme (HOS) flats and Private Sector Participation Scheme (PSPS) flats, especially those of the Hunghom Peninsula PSPS project

Proposed by Hon Albert Jinghan CHENG.

As and when
necessary

The Panel discussed the subject at various meetings in the 2003-04 session. Two joint meetings with the Panel on Planning, Lands and Works were held on 17 February and 8 March 2004 to discuss the disposal of surplus HOS and PSPS flats in the wake of the agreement reached by the Administration with the developer of the Hunghom Peninsula PSPS project over the disposal of the flats concerned. At the meeting on 7 June 2004, the Panel further discussed the proposed use of surplus HOS flats for reprovisioning departmental quarters for disciplinary

Proposed timing for discussion

services. Disposal of Kingsford Terrace PSPS flats was also discussed at the Panel meeting on 5 July 2004. Since the issue is of great public concern, the Panel may wish to follow it up from time to time.

5. Review of domestic rent policy

In the Judicial Review in respect of the Housing Authority (HA)'s decisions to defer the review of public rental housing (PRH) rents in 2001 and 2002, the Court of First Instance ruled in favour of the two applicants for the Judicial Review. Pursuant to this outcome, the Panel held a special meeting on 16 July 2003 to discuss the issue of median rent-to-income ratio (MRIR) for PRH flats. The Panel held another special meeting on 25 March 2004 to discuss the Administration's proposed framework for reviewing PRH rents. The Panel further discussed the subject at the meeting on 29 November 2004 after the judgment concerning the MRIR case was delivered by the Court of Appeal on 22 November 2004. The Panel may wish to follow up the issue from time to time.

As and when necessary

6. Assistance to elderly owners of dilapidated buildings

The issue was referred to the Panel by the Complaints Division after a meeting of LegCo members with the Society for Community Organization on 23 February 2004 on how the Government can help solve the housing problems faced by elderly owner-occupiers of dilapidated buildings. The issue was subsequently discussed at the meeting of the Panel on 7 April 2004. The Administration was requested to review the "property ownership restriction" for public rental housing. The then Panel Chairman instructed that the item be put on the list for follow-up in due course. The Administration's response was issued to members vide LC Paper No. CB(1)2394/03-04 on 14 July 2004.

To be decided

Proposed timing for discussion

7. Sales descriptions of uncompleted residential properties

Arising from a referral from Duty Roster Members (DRMs) on problematic uncompleted residential properties in Mainland China (LC Paper No. CB(1)529/98-99). Members may wish to be briefed on the regulations governing the sales descriptions of overseas uncompleted residential properties, and review of sales description of local uncompleted residential properties.

To be decided

8. Eligibility criteria applicable to residents affected by works projects for public rental housing

Tai Po District Council (TPDC) members raised at their meeting with LegCo Members on 4 March 2004 concerns about the rehousing eligibility of residents affected by the project at Ma Wat River. According to TPDC members, affected residents were dissatisfied that, while their homes would be demolished by the Government because of the project, they would be subject to the income and asset limits for rehousing to PRH flats.

To be discussed in the context of 4112CD – “Drainage Improvement in Northern New Territories – Package A” at the meeting of the Planning, Lands and Works Panel on 21 December 2004. All Members have been invited to participate in the discussion.